

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

In Re:
Justin W. Derry

Case No.: 19-25038
Chapter: 13
Judge: ABA

NOTICE OF PROPOSED PRIVATE SALE

Justin W. Derry, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk:

Attn.: Court Clerk
401 Market Street
Camden, NJ 08102

If an objection is filed, a hearing will be held before the Honorable Andrew B. Altenburg, Jr. on March 23, 2021 at 10 a.m. at the United States Bankruptcy Court, courtroom no. 4B, 400 Cooper Street, 4th flr Camden, NJ 08101. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 4 Berwick Lane
Sicklerville, NJ 08081

Proposed Purchaser: Tiara Kabia
9 Ford Lane
Berlin, NJ 08009

Sale price: \$318,500.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Gerard McManus
Amount to be paid: \$19,110.00
Services rendered: Real Estate Agent

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Francis P. Cullari, Esq.
Address: 1200 Mill Road, Suite A, Northfield, NJ 08225
Telephone No.: 609-383-3511

In re:
Justin W. Derry
Debtor

Case No. 19-25038-ABA
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1
Date Rcvd: Feb 18, 2021

User: admin
Form ID: pdf905

Page 1 of 2
Total Noticed: 23

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 20, 2021:

Recip ID	Recipient Name and Address
db	+ Justin W. Derry, 4 Berwick Lane, Sicklerville, NJ 08081-3026
518388034	+ Diversified Consultants, Inc., Attn: Bankruptcy, Po Box 679543, Dallas, TX 75267-9543
518388035	+ Franklin Collection Service, Inc., Attn: Bankruptcy, Po Box 3910, Tupelo, MS 38803-3910
518388036	#+ KML Law Group, PC, Attorneys at Law, 216 Haddo Ave, Ste 406, Collingswood, NJ 08108-2812
518417574	+ TD Bank, N.A., Payment Processing, PO Box 16029, Lewiston ME 04243-9507
518420995	+ TD Bank, N.A., c/o Janelly Landa, Esq, 30 Montgomery Street, Suite 1205, Jersey City NJ 07302-3835
518388042	+ Upstart, Attn: Bankruptcy, Po Box 1503, San Carlos, CA 94070-7503

TOTAL: 7

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Feb 18 2021 21:26:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Feb 18 2021 21:26:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
518515967	Email/Text: ally@ebn.phinsolutions.com	Feb 18 2021 21:24:00	Ally Bank Lease Trust, PO Box 130424, Roseville MN 55113-0004
518388031	+ Email/Text: ally@ebn.phinsolutions.com	Feb 18 2021 21:24:00	Ally Financial, Attn: Bankruptcy Dept, Po Box 380901, Bloomington, MN 55438-0901
518388032	+ Email/PDF: AIS.cocard.ebn@americaninfosource.com	Feb 18 2021 23:48:28	Capital One, Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
518452641	+ Email/PDF: EBN_AIS@AMERICANINFOSOURCE.COM	Feb 18 2021 23:40:18	Capital One Bank (USA), N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
518388033	+ Email/PDF: creditonebknotifications@resurgent.com	Feb 18 2021 23:39:42	Credit One Bank, Attn: Bankruptcy Department, Po Box 98873, Las Vegas, NV 89193-8873
518498752	Email/PDF: resurgentbknotifications@resurgent.com	Feb 18 2021 23:49:13	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
518388037	+ Email/Text: Documentfiling@lciinc.com	Feb 18 2021 21:25:00	LendingClub, Attn: Bankruptcy, 595 Market St, Ste 200, San Francisco, CA 94105-2807
518506066	+ Email/PDF: ais.midfirst.ebn@americaninfosource.com	Feb 18 2021 23:48:26	MidFirst Bank, 999 Northwest Grand Boulevard, Oklahoma City, OK 73118-6051
518388038	+ Email/PDF: ais.midfirst.ebn@americaninfosource.com	Feb 18 2021 23:39:24	MidFirst Bank/Midland Mortgage Co, Attn: Customer Service/Bankruptcy, Po Box 26648, Oklahoma City, OK 73126-0648
518388039	+ Email/Text: ext_ebn_inbox@navyfcu.org	Feb 18 2021 21:27:46	Navy FCU, Attn: Bankruptcy Dept, Po Box 3000, Merrifield, VA 22119-3000
518426611	Email/Text: bnc-quantum@quantum3group.com		

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		Feb 18 2021 21:26:00	Quantum3 Group LLC as agent for, Credit Corp Solutions Inc, PO Box 788, Kirkland, WA 98083-0788
518388040	+ Email/PDF: gecsedl@recoverycorp.com	Feb 18 2021 23:39:03	Synchroney Bank, Attn: Bankruptcy Department, PO box 965060, Orlando, FL 32896-5060
518388923	+ Email/PDF: gecsedl@recoverycorp.com	Feb 18 2021 23:39:01	Synchroney Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
518388041	Email/Text: bankruptcy@td.com	Feb 18 2021 21:26:00	TD Bank, N.A., 32 Chestnut Street, Po Box 1377, Lewiston, ME 04243

TOTAL: 16

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 20, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 17, 2021 at the address(es) listed below:

Name	Email Address
Denise E. Carlon	on behalf of Creditor MidFirst Bank dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Francis P. Cullari	on behalf of Debtor Justin W. Derry cullari@comcast.net
Isabel C. Balboa	on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Jane L. McDonald	on behalf of Trustee Isabel C. Balboa ecf@standingtrustee.com
Kevin Gordon McDonald	on behalf of Creditor MidFirst Bank kmcdonald@kmlawgroup.com bkgroup@kmlawgroup.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7